

Chapter 18.510
RESIDENTIAL ZONING DISTRICTS

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18.510.010 Purpose

- A. Preserve neighborhood livability. One of the major purposes of the regulations governing development in residential zoning districts is to protect the livability of existing and future residential neighborhoods, by encouraging primarily residential development with compatible non-residential development -- schools, churches, parks and recreation facilities, day care centers, neighborhood commercial uses and other services -- at appropriate locations and at an appropriate scale.
- B. Encourage construction of affordable housing. Another purpose of these regulations is to create the environment in which construction of a full range of owner-occupied and rental housing at affordable prices is encouraged. This can be accomplished by providing residential zoning districts of varying densities and developing flexible design and development standards to encourage innovation and reduce housing costs.

18.510.020 List of Zoning Districts

- A. R-1: Low-Density Residential District. The R-1 zoning district is designed to accommodate detached single-family homes with or without accessory residential units at a minimum lot size of 30,000 square feet. Some civic and institutional uses are also permitted conditionally.
- B. R-2: Low-Density Residential District. The R-2 zoning district is designed to accommodate detached single-family homes with or without accessory residential units at a minimum lot size of 20,000 square feet. Some civic and institutional uses are also permitted conditionally.
- C. R-3.5: Low-Density Residential District. The R-3.5 zoning district is designed to accommodate detached single-family homes with or without accessory residential units at a minimum lot size of 10,000 square feet. Duplexes are permitted conditionally. Some civic and institutional uses are also permitted conditionally.
- D. R-4.5: Low-Density Residential District. The R-4.5 zoning district is designed to accommodate detached single-family homes with or without accessory residential units at a minimum lot size of 7,500 square feet. Duplexes and attached single-family units are permitted conditionally. Some civic and institutional uses are also permitted conditionally.
- E. R-7: Medium-Density Residential District. The R-7 zoning district is designed to accommodate attached single-family homes, detached single-family homes with or without accessory residential units, at a minimum lot size of 5,000 square feet, and duplexes, at a minimum lot size of 10,000 square feet. Mobile home parks and subdivisions are also permitted outright. Some civic and institutional uses are also permitted conditionally.

- F. R-12: Medium-Density Residential District. The R-12 zoning district is designed to accommodate a full range of housing types at a minimum lot size of 3,050 square feet. A wide range of civic and institutional uses are also permitted conditionally.
- G. R-25: Medium High-Density Residential District. The R-25 zoning district is designed to accommodate existing housing of all types and new attached single-family and multi-family housing units at a minimum lot size of 1,480 square feet. A limited amount of neighborhood commercial uses is permitted outright and a wide range of civic and institutional uses are permitted conditionally.
- H. R-40: Medium High-Density Residential District. The R-40 zoning district is designed to accommodate existing housing of all types and new attached single-family and multi-family housing units with no minimum lot size or maximum density. A limited amount of neighborhood commercial uses is permitted outright and a wide range of civic and institutional uses are permitted conditionally.

18.510.030 Uses

- A. Types of uses. For the purposes of this chapter, there are four kinds of use:
1. A permitted (P) use is a use which is permitted outright, but subject to all of the applicable provisions of this title. If a use is not listed as a permitted use, it may be held to be a similar unlisted used under the provisions of Chapter 18.230;
 2. A restricted (R) use is permitted outright providing it is in compliance with special requirements, exceptions or restrictions;
 3. A conditional use (C) is a use the approval of which is discretionary with the Hearings Officer. The approval process and criteria are set forth in Chapters 18.310 and 18.320. If a use is not listed as a conditional use, it may be held to be a similar unlisted used under the provisions of Chapter 18.230;
 4. A prohibited (N) use is one which is not permitted in a zoning district under any circumstances.
- B. Use table. A list of permitted, limited, conditional and prohibited uses in residential zones is presented in Table 18.510.1.

**TABLE 18.510.1
USE TABLE**

| USE CATEGORY | R-1 | R-2 | R-3.5 | R-4.5 | R-7 | R-12 | R-25 | R-40 |
|------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| RESIDENTIAL | | | | | | | | |
| Household Living | P | P | P | P | P | P | P | P |
| Group Living | R ^{1/C} | R ^{1/C} | R ^{1/C} | R ^{1/C} | R ^{1/C} | R ^{1/C} | R ^{1/C} | R ^{1/C} |
| Transitional Housing | N | N | N | N | N | C | C | C |
| Home Occupation | R ² | R ² | R ² | R ² | R ² | R ² | R ² | R ² |
| HOUSING TYPES | | | | | | | | |
| Single Units, Attached | N | N | N | R ⁸ | R ^{9/C} | P | P | P |
| Single Units, Detached | P | P | P | P | P | P | P | P |
| Accessory Units | R ³ | R ³ | R ³ | R ³ | R ³ | R ³ | R ³ | R ³ |
| Duplexes | N | N | C | C | P | P | P | P |
| Multi-Family Units | N | N | N | N | N | P | P | P |
| Manufactured Units | P | P | P | P | P | P | P | P |
| Mobile Home Parks/Subdivisions | N | N | C | C | P | P | P | P |
| CIVIC (INSTITUTIONAL) | | | | | | | | |
| Basic Utilities | C ⁴ | C ⁴ | C ⁴ | C ⁴ | C ⁴ | C ⁴ | C ⁴ | C ⁴ |
| Colleges | C | C | C | C | C | C | C | C |
| Community Recreation | C | C | C | C | C | C | C | C |
| Cultural Institutions | N | N | C | C | C | C | N | N |
| Day Care | P/C ⁵ | P/C ⁵ | P/C ⁵ | P/C ⁵ | P/C ⁵ | P/C ⁵ | P/C ⁵ | P/C ⁵ |
| Emergency Services | C | C | C | C | C | N | N | N |
| Medical Centers | N | N | C | C | C | C | C | C |
| Postal Service | N | N | N | N | N | N | N | N |
| Public Support Facilities | P | P | P | P | P | P | P | P |
| Religious Institutions | C | C | C | C | C | C | C | C |
| Schools | C ¹² | C ¹² | C ¹² | C ¹² | C ¹² | C ¹² | C ¹² | C ¹² |
| Social/Fraternal Clubs/Lodges | N | N | N | N | N | C | C | C |
| COMMERCIAL | | | | | | | | |
| Commercial Lodging | N | N | N | N | N | N | N | N |
| Eating and Drinking Establishments | N | N | N | N | N | N | N | N |
| Entertainment-Oriented | | | | | | | | |
| - Major Event Entertainment | N | N | N | N | N | N | N | N |
| - Outdoor Entertainment | N | N | N | N | N | N | N | N |
| - Indoor Entertainment | N | N | N | N | N | N | N | N |
| - Adult Entertainment | N | N | N | N | N | N | N | N |
| General Retail | | | | | | | | |
| - Sales-Oriented | N | N | N | N | N | N | R ¹¹ | R ¹¹ |
| - Personal Services | N | N | N | N | N | N | R ¹¹ | R ¹¹ |
| - Repair-Oriented | N | N | N | N | N | N | R ¹¹ | R ¹¹ |
| - Bulk Sales | N | N | N | N | N | N | N | N |
| - Outdoor Sales | N | N | N | N | N | N | N | N |
| - Animal-Related | N | N | N | N | N | N | N | N |

TABLE 18.510.1 (CON'T)

| USE CATEGORY | R-1 | R-2 | R-3.5 | R-4.5 | R-7 | R-12 | R-25 | R-40 |
|-----------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Motor Vehicle Related | | | | | | | | |
| - Motor Vehicle Sales/Rental | N | N | N | N | N | N | N | N |
| - Motor Vehicle Servicing/Repair | N | N | N | N | N | N | N | N |
| - Vehicle Fuel Sales | N | N | N | N | N | N | N | N |
| Office | N | N | N | N | N | N | N | N |
| Self-Service Storage | N | N | N | N | N | N | N | N |
| Non-Accessory Parking | N | N | N | N | N | C ¹⁰ | C ¹⁰ | C ¹⁰ |
| INDUSTRIAL | | | | | | | | |
| Industrial Services | N | N | N | N | N | N | N | N |
| Manufacturing and Production | | | | | | | | |
| - Light Industrial | N | N | N | N | N | N | N | N |
| - General Industrial | N | N | N | N | N | N | N | N |
| - Heavy Industrial | N | N | N | N | N | N | N | N |
| Railroad Yards | N | N | N | N | N | N | N | N |
| Research and Development | N | N | N | N | N | N | N | N |
| Warehouse/Freight Movement | N | N | N | N | N | N | N | N |
| Waste-Related | N | N | N | N | N | N | N | N |
| Wholesale Sales | N | N | N | N | N | N | N | N |
| OTHER | | | | | | | | |
| Agriculture/Horticulture | P ⁶ | P ⁶ | P ⁶ | P ⁶ | P ⁶ | N | N | N |
| Cemeteries | N | N | C | C | C | N | N | N |
| Detention Facilities | N | N | N | N | N | N | N | N |
| Heliports | N | N | N | N | N | N | N | N |
| Mining | N | N | N | N | N | N | N | N |
| Wireless Communication Facilities | P/R ⁷ | P/R ⁷ | P/R ⁷ | P/R ⁷ | P/R ⁷ | P/R ⁷ | P/R ⁷ | P/R ⁷ |
| Rail Lines/Utility Corridors | C | C | C | C | C | C | C | C |

P=Permitted

R=Restricted

C=Conditional Use

N=Not Permitted

¹Group living with five or fewer residents permitted by right; group living with six or more residents permitted as conditional use.

²Permitted subject to requirements Chapter 18.742.

³Permitted subject to compliance with requirements in 18.710.

⁴Except water and storm and sanitary sewers, which are allowed by right.

⁵In-home day care which meets all state requirements permitted by right; freestanding day care centers which meet all state requirements permitted conditionally.

⁶When an agricultural use is adjacent to a residential use, no poultry or livestock, other than normal household pets, may be housed or provided use of a fenced run within 100 feet of any nearby residence except a dwelling on the same lot.

⁷See Chapter 18.798, Wireless Communication Facilities, for requirements for permitted and restricted facilities.

⁸Attached single-family units permitted only as part of an approved planned development.

⁹Permitted by right if no more than five units in a grouping; permitted conditionally if six or more units per grouping.

¹⁰Only park-and-ride and other transit-related facilities permitted conditionally.

¹¹Limited to ground-floor level of multi-family projects, not to exceed 10% of total gross square feet of the building.

¹²School bus parking is permitted on public high school sites as an accessory use if located a minimum of 200 feet from the nearest property line of any tax lot used for residential purposes. Maximum time limitation is three (3) years. An extension to the time limit is possible through a major modification to the Conditional Use. (Ord. 07-05)

18.510.040 Minimum and Maximum Densities

- A. Purpose. The purpose of this section is to establish minimum and maximum densities in each residential zoning district. To ensure the quality and density of development envisioned, the maximum density establishes the ceiling for development in each zoning district based on minimum lot size. To ensure that property develops at or near the density envisioned for the zone, the minimum density for each zoning district has been established at 80% of maximum density.
- B. Calculating minimum and maximum densities. The calculation of minimum and maximum densities is governed by the formulas in Chapter 18.715, Density Computations.
- C. Adjustments. Applicants may request an adjustment when, because of the size of the site or other constraint, it is not possible to accommodate the proportional minimum density as required by Section 18.715020C and still comply with all of the development standards in the underlying zoning district, as contained in Table 18.510.2 below. Such an adjustment may be granted by means of a Type I procedure, as governed by Chapter 18.390, using approval criteria in Section 18.370.020.C.2.

18.510.050 Development Standards

- A. Compliance required. All development must comply with:
 - 1. All of the applicable development standards contained in the underlying zoning district, except where the applicant has obtained variances or adjustments in accordance with Chapters 18.370;
 - 2. All other applicable standards and requirements contained in this title.
- B. Development Standards. Development standards in residential zoning districts are contained in Table 18.510.2.

**TABLE 18.510.2
DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES**

| STANDARD | R-1 | R-2 | R-3.5 | R-4.5 | R-7 |
|---|---|---|---|---|---|
| Minimum Lot Size - Detached unit - Duplexes - Attached unit [1] | 30,000 sq.ft. | 20,000 sq.ft. | 10,000 sq.ft. | 7,500 sq.ft. 10,000 sq.ft. | 5,000 sq. ft. 10,000 sq.ft. 5,000 sq.ft. |
| Average Minimum Lot Width - Detached unit lots - Duplex lots - Attached unit lots | 100 ft. | 100 ft. | 65 ft. 90 ft. | 50 ft. 90 ft. | 50 ft. 50 ft. 40 ft. |
| Maximum Lot Coverage | - | - | - | - | 80% [2] |
| Minimum Setbacks - Front yard - Side facing street on corner & through lots - Side yard - Rear yard - Side or rear yard abutting more restrictive zoning district - Distance between property line and front of garage | 30 ft. 20 ft. 5 ft. 25 ft. 20 ft. | 30 ft. 20 ft. 5 ft. 25 ft. 20 ft. | 20 ft. 20 ft. 5 ft. 15 ft. 20 ft. | 20 ft. 15 ft. 5 ft. 15 ft. 20 ft. | 15 ft. 10 ft. 5 ft. 15 ft. 30 ft. 20 ft. |
| Maximum Height | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 35 ft. |
| Minimum Landscape Requirement | - | - | - | - | 20% |

[1] Single-family attached residential units permitted at one dwelling per lot with no more than five attached units in one grouping.

[2] Lot coverage includes all buildings and impervious surfaces.

**TABLE 18.510.2 - (Cont'd.)
DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES**

| STANDARD | R-12 | | R-25 | | R-40 | |
|---|--|---|--|--|--|---|
| | MF DU* | SF DU** | MF DU* | SF DU** | MF DU* | SF DU** |
| Minimum Lot Size - Detached unit - Attached unit - Duplexes - Boarding, lodging, rooming house | 3,050 sq.ft. per unit | 3,050 sq.ft. per unit | 1,480 sq.ft. 6,100 sq.ft. | 3,050 sq.ft. per unit 1,480 sq.ft. 6,100 sq.ft. or 3,050 sq.ft. per unit | None | None None None |
| Average Lot Width | None | None | None | None | None | None |
| Minimum Setbacks - Front yard - Side facing street on corner & through lots - Side yard - Rear yard - Side or rear yard abutting more restrictive zoning district - Distance between property line and garage entrance | 20 ft. 20 ft. 10 ft. 20 ft. 30 ft. 20 ft. | 15 ft. 10 ft. 5 ft. [1] 15 ft. 30 ft. 20 ft. | 20 ft. 20 ft. 10 ft. 20 ft. 30 ft. 20 ft. | 15 ft. 10 ft. 5 ft. [1] 15 ft. 30 ft. 20 ft. | 20 ft. 20 ft. 10 ft. 20 ft. 35 ft. 20 ft. | 15 ft. 10 ft. 5 ft. [1] 15 ft. 35 ft. 20 ft. |
| Maximum Height | 35 ft. | 35 ft. | 45 ft. | 45 ft. | 60 ft. | 60 ft. |
| Maximum Lot Coverage [2] | 80% | 80% | 80% | 80% | 80% | 80% |
| Minimum Landscape Requirement | 20% | 20% | 20% | 20% | 20% | 20% |

[1] Except this shall not apply to attached units on the lot line on which the units are attached.

[2] Lot coverage includes all buildings and impervious surfaces.

* Multiple-family dwelling unit

** Single-family dwelling unit

18.510.060 Accessory Structures

A. Permitted uses. Accessory structures are permitted by right in all residential zones subject to the following:

1. Dimensional requirements:
 - a. On sites containing less than 2.5 acres, an accessory structure may not exceed 528 square feet. On sites 2.5 acres or larger, an accessory structure may not exceed 1,000 square feet;
 - b. An accessory structure may not exceed 15 feet in height;
 - c. In no case shall the primary structure and accessory structure(s) exceed the maximum lot coverage allowed in the base zone;
 - d. An accessory structure may not be located within the front yard setback;
 - e. An accessory structure must maintain a minimum side and rear yard setback of five feet;
2. Non-dimensional requirements:
 - a. No accessory structure shall encroach upon or interfere with the use of any adjoining property or public right-of-way including but not limited to streets, alleys and public and private easements;
 - b. An accessory structure shall comply with all of the requirements of the Uniform Building Code. All accessory structures except those less than 120 square feet in size require a building permit;
 - c. An accessory structure which is non-conforming is subject to the provisions of Chapter 18.760, Non-Conforming Situations, when an alternation, expansion or reconstruction is requested;
 - d. The erection of television receiving dishes on the roof of a structure is not permitted in any residential zone.
3. All freestanding and detached towers, antennas, wind-generating devices and TV receiving dishes, except as otherwise regulated by Wireless Communication Facilities (Chapter 18.798), shall have setbacks equal to or greater than the height of the proposed structure. Suitable protective anti-climb fencing and a landscaped planting screen, in accordance with Chapter 18.745, Landscaping and Screening, shall be provided and maintained around these structures and accessory attachments.■